GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

IT,E & C Dept – Promotions Wing – Approval for consideration of proposal from M/s Visakha Realty Private Limited under AP IT & GCC Policy (4.0) 2024–29 for development of IT Park at Madhurawada, Visakhapatnam with an investment of INR 2,200 Crores and employment potential of 30,000 jobs – Orders – Issued.

INFORMATION TECHNOLOGY, ELECTRONICS AND COMMUNICATION [IT, E & C] (PROMOTIONS) DEPARTMENT

G.O.MS.No. 50 **Date: 11.11.2025**

Read the following

1. G.O.Ms.No.9 , ITE&C (Prom Wing) Dept., Date: 12.12.2024
2. Proposal of M/s Visakha Realty Private Limited.
3. Note file ITC01-IT0PROM(ITPR)/31/2025-PROMOTIONS
4. Minutes of the SIPC Meeting held on 14.09.2025
5. Minutes of the SIPB Meeting held on 07.11.2025

ORDER:

Post bifurcation of Andhra Pradesh, Visakhapatnam has been prioritized as the State's primary IT and GCC hub to attract marquee investments and create large-scale employment. To accelerate this development, the Government introduced AP IT & GCC Policy (4.0) 2024–29, offering land allotment at concessional rates and incentives for projects creating significant employment.

2. M/s Visakha Realty Private Limited, incorporated in 2008, has proposed to develop a Grade-A IT Park behind IT Hill No. 3, Madhurawada, Visakhapatnam, with a total investment of INR 2,200 Crores and an employment potential of 30,000 jobs. The project envisages construction of 3 million sq. ft of IT/ITES commercial space in three phases, delivering approximately 1 million sq. ft each by 2028, 2029, and 2030.

3. Accordingly, the Andhra Pradesh Economic Development Board (APEDB) after evaluating, recommended the proposal to the Consultative Committee on Information Technology and Electronics Industry (CCITEI) meeting held on 14.09.2025. The CCITEI forwarded the proposal to the SIPC (State Investment Promotion Committee) meeting held on 16.09.2025 and SIPC approved the same to be placed before SIPB.

4. Accordingly, the proposal was placed before the SIPB (State Investment Promotion Board) meeting which was held on 07.11.2025. The SIPB based on the recommendations from SIPC decided as follows:

(P.T.O)

a. *The project is approved under the IT Infra Developer category of AP IT&GCC Policy (4.0) 2024-29.s*

b. *VMRDA is directed to reclassify the existing 80-feet road as a 100-feet road, duly following the procedure, subject to the condition that M/s Visakha Realty Pvt. Ltd should not claim any compensation by way of TDR or any other compensation in lieu of surrendering the said land in the proposed widening of the Road from 80 feet to 100 feet, as well as the regularisation of Gedda along the natural course of the Water body.*

c. *Other incentives will be as per AP IT&GCC Policy (4.0) 2024-29*

5. The Government, after careful examination of the proposal with an investment of INR 2,200 Crores and an employment potential of 30,000 jobs, and considering the recommendations of the SIPB and the Council of Hon'ble Ministers, hereby approves the project under the IT Infrastructure Developer category of the AP IT & GCC Policy (4.0) 2024–29. VMRDA is directed to reclassify the existing 80-feet road as a 100-feet road by following due procedure, subject to the condition that M/s. Visakha Realty Pvt. Ltd. shall not claim any compensation, whether through TDR or any other form, for surrendering land required for the widening of the road from 80 feet to 100 feet, as well as for the regularization of the Gedda along the natural course of the water body. All other incentives shall be applicable as per AP IT & GCC Policy (4.0) 2024–29.

6. The MD, APTS and VC& MD, APIIC, Mangalagiri, shall take necessary action.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

BHASKAR KATAMNENI
SECRETARY TO GOVERNMENT

To
M/s. Visakha Realty Pvt. Ltd
The Special Chief Secretary to Government, Revenue (CT) Department
The Principal Secretary to Government, Finance Department
The Principal Secretary to Government, Energy, I&I Department
The Principal Secretary to Government, MA&UD Department
The Secretary to Govt., Industries and Commerce Dept.
The VC&MD, APIIC Ltd, Mangalagiri.
The Director, Industries department, Andhra Pradesh

(Contd…3)

The Collector and District Magistrate, Visakhapatnam District.
The CEO, Andhra Pradesh Economic Development Board
The MD, APTS, Vijayawada
The Commissioner, GVMC, Visakhapatnam.
The Commissioner, VMRDA, Visakhapatnam.
The VC&MD, VUDA, Visakhapatnam.
The CMD, APEPDCL, Visakhapatnam

Copy to:
The OSD to Hon'ble Minister for Information Technology, Andhra Pradesh
The DC, VSEZ, Visakhapatnam
The PS to Principal Secretary to Hon'ble Chief Minister
The Director, Airport Authority, Visakhapatnam
The LET & F (Employment) Department.
The Law (B) Department
The GM, DIC, Visakhapatnam
The ZM, APIIC, Visakhapatnam
The ZM, APIIC, Special Projects Zone, Visakhapatnam.
The P.S. to Secretary to Government, Industries and Commerce dept.
The P.S. to Secretary/Special Secretary to Government, IT, E&C Department
SC/SF

// FORWARDED: BY ORDER //

SECTION OFFICER